143.0	0009	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	972,700 / 972,700
					USE VALUE:	972,700 / 972,700
					ASSESSED:	972,700 / 972,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHO CATHERINE H
Owner 2:	YOO BRIAN H
Owner 3:	
Street 1:	131 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JARBEAU GEOFFREY S -
Owner 2:	JARBEAU LAURA T -
Street 1:	131 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,160 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Wood Shingle Exterior and 2370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5160.000	509,200	3,700	459,800	972,700
Total Card	0.118	509,200	3,700	459,800	972,700
Total Parcel	0.118	509,200	3,700	459,800	972,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.49 | /Parcel: 410.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93375
GIS Ref:
GIS Ref:
Insp Date: 05/07/18

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0009-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	509,200	3700	5,160.	459,800	972,700	972,700	Year End Roll	12/18/2019
2019	101	FV	387,200	3700	5,160.	431,100	822,000	822,000	Year End Roll	1/3/2019
2018	101	FV	387,200	3700	5,160.	356,400	747,300	747,300	Year End Roll	12/20/2017
2017	101	FV	387,200	3700	5,160.	327,600	718,500	718,500	Year End Roll	1/3/2017
2016	101	FV	387,200	3700	5,160.	298,900	689,800	689,800	Year End	1/4/2016
2015	101	FV	358,200	3700	5,160.	293,100	655,000	655,000	Year End Roll	12/11/2014
2014	101	FV	358,200	3700	5,160.	272,500	634,400	634,400	Year End Roll	12/16/2013
2013	101	FV	358,200	3700	5,160.	259,200	621,100	621,100		12/13/2012

!11166!

PRINT

Date	Time
12/11/20	01:22:04

LAST REV

Date	Time
06/05/19	15:06:33

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JARBEAU GEOFFRE	71033-445	1	5/21/2018		1,031,800	No	No		
BOONSTRA BERT &	46975-376		2/16/2006		659,000	No	No		
STACCHI JAMES/E	23529-552		8/27/1993		222,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2019	7	Redo Bat	13,000	C				
9/16/2016	1135	Solar Pa	2,000					
3/10/2015	215	Heat App	22,000					Add 2 hydro system
9/19/2008	1169	Re-Roof	3,900	C				
11/6/2000	869	Addition	75,000	C				BEDROOM/BATH ADDIT
8/23/1994	435	Wood Dec	2,900	C				WDK 9X27
3/4/1992	55		25,000	C				16X22 ADDITION REA

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
11/18/2008	Meas/Inspect	189	PATRIOT
8/24/2001	Permit Visit	PM	Peter M
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5160		Sq. Ft.	Site		0	80.	1.11	9									459,839						459,800	

Total AC/HA: 0.11846 | Total SF/SM: 5160 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,839 | Spl Credit | Total: 459,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16269529
Const Adj.:	0.98990101
Adj $ / SQ:	149.624
Other Features:	109806
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533757
Depreciation:	24553
Depreciated Total:	509204

COMMENTS

PDAS. OF=2ND SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

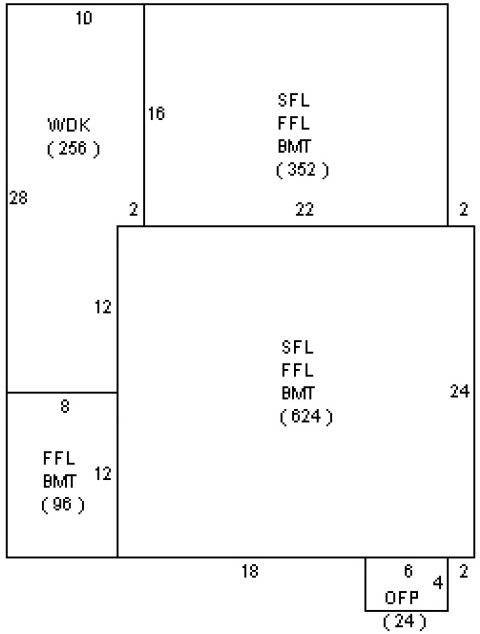
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.59
Special Features:	0	Val/Su Net:	149.76
Final Total:	509200	Val/Su SzAd	248.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,072	61.050	65,442
FFL	First Floor	1,072	149.620	160,397
SFL	Second Floor	976	149.620	146,033
WDK	Deck	256	9.810	2,510
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	3,400	Total:	375,427
Size Ad	2048	Gross Are	3400	FinArea 2370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0009-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X17	A	GD	1935	28.37	T	30	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700